



**MINUTES
ZONING ADMINISTRATOR PUBLIC HEARING MEETING
REGULAR MEETING OF MAY 16, 2011**

CALL TO ORDER: Zoning Administrator Leonard Powell at 2:00 p.m.

PRESENT: Zoning Administrator Leonard Powell

STAFF PRESENT: Leonard Powell, Zoning Administrator/Hearing Officer
Tanu Jagtap, Zoning Technician

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **REDWOOD GARDEN FOR CHILDREN - 41929 MAHONEY STREET - (MIS2011-00699)** - to consider a Large Family Day care up to 14 children located in the Irvington Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15274 which specifically exempts large family day care homes throughout the state.

The hearing was opened and there were several public speakers who opposed approval of the Large Family Day Care facility. Objections were noted, and several specific conditions were imposed on the permit to help mitigate concerns.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM #1: HOLD PUBLIC HEARING

AND

FIND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINE 15274 WHICH SPECIFICALLY EXEMPTS LARGE FAMILY DAY CARE HOMES THROUGHOUT THE STATE.

AND

FIND THE ZONING ADMINISTRATOR PERMIT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN AS ENUMERATED WITHIN THE STAFF REPORT;

AND

APPROVE THE ZONING ADMINISTRATOR PERMIT BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS CONTAINED IN EXHIBIT "A".

ITEM #1 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Item 2. **CARSMITH MOTORS - 48995 MILMONT DRIVE - (PLN2011-00206)** - to consider a Zoning Administrator Permit for indoor auto sales by appointment only located in the Industrial Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15303, New Construction or Conversion of Small Structures.

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM #2: HOLD PUBLIC HEARING

AND

THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINE 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES).

AND

FIND PLN2011-00206 IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S LAND USE CHAPTER 3 AS ENUMERATED WITHIN THE STAFF REPORT.

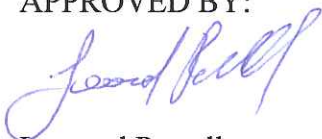
AND

APPROVE PLN2011-00206, AS SHOWN ON EXHIBIT "A", SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT "B".

ITEM #2 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Meeting adjourned at 3:25 p.m.

APPROVED BY:



Leonard Powell
Zoning Administrator/Hearing Officer